

REMEDIAL SITE ASSESSMENT DECISION – EPA Region 03

Site Name: ANDERSON CO.

Alias(es):

City: HAGERSTOWN County or Parish: WASHINGTON

State: MD

Refer to Report Dated: 01/22/2014

EPA ID: MDN000306894

Report Developed By: STATE

State ID: MD-633

Report Type: PRELIMINARY ASSESSMENT #001

Decision Date: 01/05/2015

- ☐ 1. Further Remedial Site Assessment Under CERCLA (Superfund) is not required because:
- ☒ 2. Further Assessment Needed Under CERCLA.
Low priority for further assessment
- ☐ 3. Remedial study/cleanup needed.

Decision/Rationale:

Anderson Co. is a former clothing dry cleaning business that was identified by the Maryland Department of the Environment (MDE) in a June 2008 Dry Cleaners Initiative report as a Level II priority site and was assessed through their Cooperative Agreement Workplan with EPA. The MDE Dry Cleaners Initiative was developed to identify sites that likely utilized tetrachloroethene (PCE) or other hydrocarbon solvents that could have potentially released to the environment over time. "Level II" sites are those that have operated at the same location for greater than 50 years, and thus have an increased potential that a release has occurred during that time. The site where Anderson Co. once operated is located in central downtown Hagerstown, Washington County, Maryland. Dry cleaning operations began sometime prior to 1951 and continued through the business closure in November 2000. In June 2001 the property was sold to the owners of the adjacent business – a child day care center – and sometime in 2003 the building was razed. The day care center currently uses the property as a playground.

The property location is situated in an area with residences and commercial businesses to the north, south, and east. Commercial properties dominate to the west with some light industrial to the southwest. The nearest residence is located directly across the street and there are a number of others located within 200 feet of the site. An estimated 1,780 people live within .25-miles of the site and the day care center currently occupying the site has a capacity of 20 children between ages 2 and 5.

Environmental History

A history of prior hazardous waste generation at Anderson Co. could not be determined through database searches and the business currently operating at the site does not generate, treat, store, or dispose of hazardous waste. Since Anderson formerly operated as a clothing dry cleaner, there is potential for a release of hazardous substances to have occurred through the handling, storage, and use of dry cleaning solvents.

MDE's Oil Control Program provided oversight of the removal of a 500-gallon underground storage tank at Anderson Co. that was used to contain Varsol – a trade name for mineral spirits. Documentation from that tank removal indicated that no evidence of leakage was observed.

Pathways and Exposure

The Anderson Co. building structure was razed in 2003 and the property parcel is now a playground area, owned by the neighboring child day care center that purchased the property in 2001. The playground is mostly grassy with a mulched area in the jungle gym and the soil is presumed to be fill material that was brought on-site following the razing of the building. Immediately outside of the fenced playground area are impervious sidewalks, alleys, and roadways. The soil exposure pathway is of concern if the playground area was graded with the original, potentially contaminated site soils or fill from an unknown source.

The nearest probable point of entry (PPE) for potential contaminants to reach surface water is through overland flow directed to storm sewers that discharge at Antietam Creek, approximately .75-miles from the site. Antietam Creek flows uninterrupted for 21 miles to its confluence with the Potomac River. There are no surface intakes located on Antietam Creek within the 15 mile downstream distance-limit from the site. There are palustrine emergent and open water wetlands located to the north of the PPE and along the entire surface water target distance limit. The surface water pathway is not considered to be threatened by contaminants at the site.

The Hagerstown area residents are supplied municipal water, primarily sourced from a surface water intake on (b) (9). Secondary sources come from a reservoir located (b) (9) of the site or from smaller municipal systems in nearby towns. A limited number of domestic wells are in use within a four-mile radius of the site. The closest domestic source well is located over one mile away from the site. The site lies in a karst geologic setting with numerous sinkholes, springs, and dissolution channels that increases the potential for groundwater migration contamination. Shallow groundwater contamination could pose a threat of vapor intrusion to the existing day care and neighboring residences.

There are no confirmed incidents of air contamination at the former Anderson Co., therefore this pathway is not considered a threat to exposure.

Decision

Based on the history of Anderson Co. having operated as a clothing dry cleaner in the same location for more than 50 years, the present use of the site being a child day care center, and the close proximity to residences, a site inspection is needed to determine if there has been a historic release of hazardous substances. A release of PCE to the subsurface can pose a threat to human health at the day care center (Continued)

Decision/Rationale (Continued):

and the occupants of homes surrounding the site. Additionally, if soils are remaining on-site from the razing of the Anderson Co. building there is potential for children to come in contact with contaminants in the playground. Anderson Co. qualifies for further assessment under Superfund and will be entered into the SEMS database having a "lower priority" qualifier and a non-NPL status of "Site Inspection Start Needed."

Site Decision Made By: JOSEPH VITELLO

Signature: _____

Decision Date: 01/05/2015